

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 GUYZANCE AVENUE NORTH BROOMHILL MORPETH NE65 9XA



- THREE BEDROOMS
- NO ONWARD CHAIN
- EASY COMMUTE TO AMBLE
- EPC RATING C

- SEMI DETACHED HOUSE
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND A
- IN NEED OF REFURBISHMENT

**Price £170,000**

# 6 GUYZANCE AVENUE NORTH BROOMHILL MORPETH NE65 9XA

**\*\*WOULD MAKE A IDEAL FAMILY HOME\*\*** a three bedroom semi detached house, ideally situated and within easy commute to Amble with an abundance of shops, bars, restaurants and the lovely coast line. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, porch, hallway, lounge, kitchen diner, conservatory. First floor landing, three bedrooms, bathroom. Externally there is a garden and drive to the front, single attached garage, larger style garden to the rear.

## GROUND FLOOR

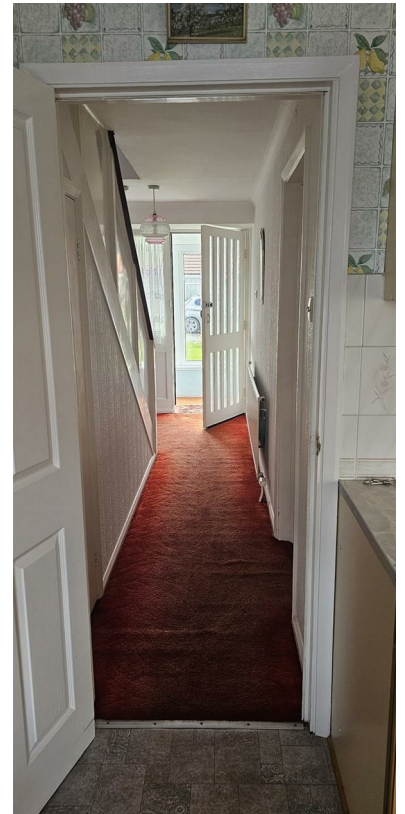
### PORCH

Entered via a double glazed door.



### HALL

Radiator, storage cupboard.





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## LOUNGE

13'5 x 12'11 (4.09m x 3.94m)

Double glazed window, radiator, ceiling rose, coal effect fire.



## KITCHEN DINER

22'2 x 9'2 (6.76m x 2.79m)

Double glazed window, radiator, wall, base and drawer units, sink with drainer and mixer tap, electric point, sliding door to;



## CONSERVATORY

10' x 9' (3.05m x 2.74m)

Radiator.

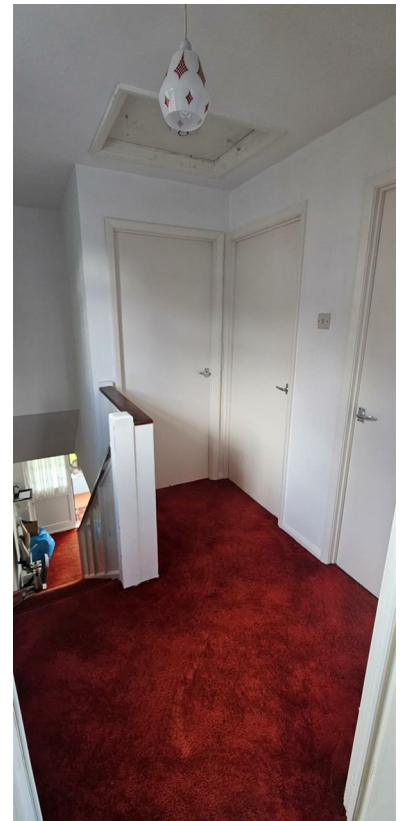


## FIRST FLOOR

# 6 GUYZANCE AVENUE NORTH BROOMHILL MORPETH NE65 9XA

## LANDING

Access to the loft.



## MASTER BEDROOM

12'10 x 10'10 (3.91m x 3.30m)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM TWO

13'2 x 9'5 (4.01m x 2.87m)

Double glazed window, radiator, storage cupboard housing the combi boiler.



## BEDROOM THREE

10' x 9'1 biggest (3.05m x 2.77m biggest)

Double glazed window, radiator, storage cupboard.



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## BATHROOM

Bath with shower over, low level wc, wash hand basin, radiator.



## EXTERNALLY

### FRONT

Garden and drive.



## ATTACHED GARAGE

With up and over door.





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## REAR

Large garden to the rear mainly laid to lawn.



## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - broadband. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 6 Guyzance avenue

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

There has been no failed transactions on the property, please contact us should you wish further information.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6380A

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>70</b></p>	<p><b>83</b></p>



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

